OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607.Ph No. 04212221144 Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028. Tel.: 022-26544000/ 9167490977	OMKARA ASSETS RECONSTRUCTION Pvt. Ltd.

[Appendix – IV-A]

[See proviso to rule 8 (6) & 9 (1)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9(1) of the Security Interest (Enforcement) Rules, 2002

DATE OF E-AUCTION: 26.11.2026

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the below mentioned Borrower (s) and Co-borrower (s) named hereinafter that the below described movable and immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of M/s DBS BANK INDIA LIMITED . The Laxmi Vilas Bank Limited (Now DBS Bank India Limited) vide Assignment Agreement dated 30-11-2023 assigned the debt of below mentioned Borrower (s) and Co-borrower(s) to M/s. Omkara Assets Reconstruction Pvt. Ltd. (OARPL) a Company incorporated under the Companies Act 1956 and registered with Reserve Bank of India as Securitisation and Asset Reconstruction Company and having its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607 and Corporate office at Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028 and acting as a Trustee of Omkara PS 07/2023-24 Trust.
Further, the physical possession of the secured asset (s) has been taken by the Authorised Officer of Secured Creditor and the said asset (s) will be sold on "As is where is", "As is what is", and "Whatever there is" basis on below mentioned date, for recovery of the below mentioned dues due to Secured Creditor from Below mentioned Borrower(s)/ Guarantor(s)/ Mortgagor(s). The Reserve Price, Earnest Money Deposit (EMD) and other details are mentioned below:

Name of Borrower and Co-borrower	Description of immovable property	Outstanding Dues in Rs.	Date of Demand Notice	Date of Possession	Reserve Price (Rs)	EMD (Rs)	Inspection Date and Time	Incremental value
Lakshmi Marbles and Enterprises	Residential Apartment, Flat No. S-3 in 2nd Floor of Vijetha Apartment, East Godavari district, Kadiyam Sub Registry, Rajamundry Rural, Hukumpeta Panchayat, Chaitanya Nagar, R.S 38/1, Poora acs 14-17 cents north east corner admeasuring	18074078 (Rupees One Crore Eighty Lakhs Fourty Thousand and Seventy Eight) as	11.09.2019	12.11.2020	1305000	130500	16.09.2026	20000

	800 sq.ft owned by K.Vasu Babu S/o Appayya. Consisting Item no 1 : Plot no 19 of 205.5 sq.yards and Item no 2 : Plot no 21 of 203.65 yards totalling 409.15 yards vacant site in 2 items.	on 31.10.2026						
Lakshmi Marbles and Enterprises	Residential Apartment, Flat No.C-3 in 3rd Floor, Navya Sai Residency, S No 507/2, D No 4-339/13, PR No 73/5, Hill Colony, East Godavari, Palcherla, Divan cheruvu, Gram Panchayat village, R.S no 507/1 in approved layout, Plot no 17 in an extent of 342 sq.yard, undivided, unascertained, joint 1/10th share i.e 34.22 square yards. admeasuring 850 sq.ft, owned by K.Vasu Babu S/o Appayya.			12.11.2020	1387000	138700	16.09.2026	20000
Last Date for payment of EMD & Submission of Bid Form 25.11.2026 up to 6:00 P.M								
Auction Date and Time: 26.11.2026 Time: 03:00 P.M – 05:00 P.M.								

TERMS & CONDITIONS:

1. The auction will be conducted 'ONLINE' through OARPL's approved service provider "M/s. ARCA EMART PVT. Ltd.", E -Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction www.auctionbazaar.com sales Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: contact@auctionbazaar.com / support@auctionbazaar.com , Concerned Person: Mrs.M.Kiranmai, Mobile No.7997043999, Email- kiran@auctionbazaar.com
2. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: contact@auctionbazaar.com / support@auctionbazaar.com , Concerned Person: Mrs.M.Kiranmai, Mobile No.7997043999, Email- kiran@auctionbazaar.com
3. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer: **Mr. Shakil Nipani. Mobile Number +91 9167490977), E-Mail: shakil.nipani@omkaraarc.com** or at address as mentioned above in office hours during the working days.
4. To the best of knowledge and information of the Authorized Officer, there is no known encumbrance on any property, except as stated in the table above.
5. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them. Further, it shall also be deemed that the bidders(s)have participated in accordance of the spirit of Section 29A of the Insolvency & Bankruptcy Code,2016 in terms of Related Party Transections. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016 along with the Bid, in case of failure of the same amount paid shall be forfeited.

For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. http://omkaraarc.com/auction.php.

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) & 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of Fifteen (15) days to the Borrower/Guarantors of the above loan account under Rule 8(6) & 9 (1) of Security Interest (Enforcement) Rules, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with further interest, cost & expenses till the date of payment. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rules, 2002.

Date : 30.10.2026 **For Omkara Assets Reconstruction Pvt Ltd.**
Place: Mumbai **(Acting in its capacity as a Trustee of Omkara PS 07/2023-24 Trust)**

Authorized Officer
(Mr. Shakil Nipani +91 9167490977)